



**Deer Run Homeowners Association #7A
The Terraces HOA Board Meeting
Tuesday, October 8, 2024**

Meeting was called to order by Stacy Eichel at 7:43 pm.

Board Members Present: Stacy Eichel, Gene Mills, Betty Spangler, and M. H. Clark

Residents Present: Eli Blachstein, Nando Garcia, Mary Hilbert, Celia Walker, and Jessica Webb

Secretary's Report (M. H. Clark)

The minutes from the September 10, 2024 meeting were approved by the board and are available on the website, www.theterracesatdeerrun.com.

Treasurer's Report (Betty Spangler)

- **Income and Expenses**
 - Beginning Balance for September 1, 2024 was \$ 5,588.35.
 - Income for September was \$150.00 for estoppel fees.
 - Expenses for July and August was \$606.41. This included \$375.00 for landscaping, \$150.00 for maintenance & repair (to paint signs), \$47.06 for office supplies, and \$34.35 for utilities.
 - Ending Balance for September 30, 2024: \$5,131.94, with all bills paid.
- **Certificate of Deposit**

The current balance of the Wells Fargo Certificate of Deposit, which is maintained as a contingency, is \$10,684.16.
- **Assessments**
 - 2024: Lien remains on 1472 Bridlebrook Drive for \$236.30.

Treasurer's report was approved as given.

Old Business (Stacy Eichel, unless otherwise noted)

- **Estoppels (Betty Spangler)**

There was one estoppel in September for 424 Copperstone.
- **Fall Garage Sale**

It was scheduled for October 12th, but will be rescheduled for October 19th, due to Hurricane Milton. We will get the signs and banners from the storage unit.

- **Halloween Decorations**

- Ha will decorate the entrances for Halloween
- Cindy Dancel will judge the house decorations. Contact her if you would like to help.

- **Holiday Party December 14th**

- The Clymers will host the holiday party again.
- Reservations for our own Santa Run are usually made in the summer. However, we will try to schedule this for December 14th.
- The budget will be \$250. This will include give aways (\$150), beverages (\$50), and gift card for Santa (\$50).
- Homeowners may bring food.

New Business (Stacy Eichel)

- **Deer Run Park**

- Community meeting was held September 30th
- Stacy and a few other Terraces homeowners attended
- The meeting covered the goals and progress of the park
- For more information, visit their website:
<https://www.deerruncommunitypark.com/>

- **HOA Board Members and Committee Members**

- Two members of the violations committee stepped down, leaving only one member. Gene will retire as Vice President and Betty will retire as Treasurer. Therefore, we need new volunteers for the Violations Committee and the Treasurer for 2025.
- Procedures for citing violations include giving residents an initial violation notice. If the violation has not been resolved with 7 days, a second notice will be given. If the violation has not been resolved within 14 days, a third notice will be given. If the violation has not been resolved after three notices and 21 days, fines will be imposed.
- Violation notice slips will be to those on the Violations Committee and any board members who want to help give notices.

- **Election Day**

- November 5th is election day – check your polling station.
- Early voting is between October 21st and November 3rd. This can be done at any Seminole County Public Library.
- Please remember to vote!

- **Newsletter and Social Media**

- Please contact Stacy with any announcement you want make to community members.

- Eli needs an updated roster so she can update and maintain the Terraces Facebook page. Current residents are admitted to the group; some former residents may be remain.

- **Retention Pond Clean-up (Eli Blachstein)**

The retention pond clean-up may not have been completed. Workers began to dredge the pond, but did not finish. There is still a lot of vegetation around the shore.

Committee Reports

- **POA Report (Gene Mills)**

- The POA has cleaned the waterways throughout Deer Run, which should help prevent flooding with the upcoming storm. However, they are still trying to contact another company maintain them.
- The POA attorney is working to get the insurance money to pay for the new entrance sign. The sign is hurricane resistant and should be easier to replace than the previous one if it gets damaged. We still do not know when it will be installed.
- The POA will ask for a 5% increase in POA fees for 2025. The Terraces will pay \$10,816.68 towards this.

- **Hospitality (Stacy Eichel for Joann Clymer)**

One hospitality packet was given in September.

- **Architecture (Nando Garcia)**

Mary Lou Hilbert has a permit for a patio screen to be added to 1341 Bridlebrook.

- **Fining and Suspension Committee**

There were no disputes for September.

- **Violations**

Discussed as part of New Business

Meeting Adjourned at 8:34 pm.

Next Meeting will be held on Tuesday, **November 12, 2024**